



Housing Authority of the City of Alameda

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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, FEBRUARY 16, 2005

The Commission was called to order at 7:02 p.m. with Chair King presiding.

PLEDGE OF ALLEGIANCE

1. Roll Call

Present: Commissioner Gormley, Kurrasch, Robles-Wong, Trujillo and Chair King

Absent: Commissioner Rash and Tremain

2. CONSENT CALENDAR

Commissioner Kurrasch moved to adopt the Consent Calendar. Commissioner Trujillo seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Regular Meeting held on January 19, 2005. Minutes accepted.

*2-B. Draft Minutes of the Special Meeting of the Board of Commissioners held February 1, 2005. This draft was for information only.

*2-C. Budget Variance Report. This report was accepted.

3. AGENDA ITEMS

3-A. Recommending to the Board of Commissioners to authorize the Chief Executive Officer or his designee to purchase two real estate parcels from the East Bay Municipal Utility District for the sum of \$110,800 plus closing costs and exchange those parcels with the City of Alameda Recreation and Parks Department for approximately 21,000 square feet of property at Neptune Park for additional parking for Independence Plaza. Executive Director Pucci explained the parcel being purchased is located near Towata Park. These two parcels are on the estuary and would be purchased from East Bay Municipal District (EBMUD). He explained they no longer need them for an easement. Once they are purchased there would be a swap with the City for approximately 21,000 square feet of Neptune Park land, directly behind Independence Plaza. He reviewed the maps with the location of the parcels and Neptune Park. He said the swap will allow around 45 new parking stalls at Independence Plaza. This will create more parking and convenient parking located near units for the tenants. This will also free up parking for customers and staff in the main parking lot. He believes it will substantially improve the parking issue. Chair King asked if a drawing was done to show the environmental change of the green space. Mr. Pucci responded no and Commissioner Kurrasch felt it didn't need to be done. Mr. Pucci said he's not sure how many trees will be removed. Commissioner Kurrasch felt the visual impact will be very little. This will need to go through design review and there would be new landscaping.

Commissioner King asked about the \$110,000 financing. Mr. Pucci said the \$110,000 will purchase the two EBMUD parcels. He explained the deed restriction on Neptune Park and the deed release. By buying the land, and giving it to the City to use as an addition to Towata Park, we are keeping the money in the City. The Housing Authority will purchase the property for the City and in turn the City will probably lease the Neptune Park land to the Housing Authority for \$1 per year.

Chair King asked about developing on the EBMUD property. Mr. Pucci stated we don't want to own the EBMUD property; we want to give it to the City.

Commissioner Robles-Wong questioned the loss of open space. Commissioner Kurrasch commented the Housing Authority would be buying 5,000 square feet of land to acquire 21,000 square feet of land for use. Mr. Pucci said the other option was to exchange community garden property on the corner of Eagle and Bay with the Recreation and Parks department. This open space is closer. Also, the Beltline property was voted to be open space, possibly an additional 20 acres nearby. He also discussed the 500 acres of dedicated open space at the tip of Alameda Point and at the north end, an estuary park. Neptune Park is considered a passive park.

Commissioner King asked about the cost of development. Mr. Pucci responded to complete the parking development it could cost \$250,000. This amount has been approved in the budget.

Commission Gormley commented she is all for the project.

Commissioner Kurrasch moved to recommend to the Board of Commissioners to authorize the Chief Executive Officer or his designee to purchase two real estate parcels from the East Bay Municipal Utility District for the sum of \$110,800 plus closing costs and exchange those parcels with the City of Alameda Department of Recreation and Parks for approximately 21,000 square feet of property at Neptune Park for additional parking for Independence Plaza. Commissioner Gormley seconded. Mr. Pucci elaborated on the entire development process for the Commissioners. Motioned carried with four ayes and one abstain.

4. ORAL COMMUNICATIONS

Speaker Cheryl Ann Cotton, Eagle Village resident, explained a noise nuisance issue with her neighbor. She attempted to mediate and has reported the neighbor to the police, she has written to the Executive Director and nothing has solved the problem. She asked if the rule on noise is that it must stop after 10:00 p.m. or 11:00 p.m. Mr. Pucci said he has spoken to Tanya Bursey about this situation. Mediation has been recommended, but it has not occurred. Two people need to agree on mediation for it to work. He said her neighbor may be moving. Ms. Cotton replied she has come to the Commissioners for help and assistance. Mr. Pucci said he will find out the status of her neighbor moving, will encourage mediation again and it will be put on the next Housing Commission agenda.

Speaker Michael Torrey, Esperanza resident, announced a number of upcoming workshops.

Speaker Reginal James, of the Alameda Boys and Girls Club and West Alameda Teen Club, distributed brochures about the programs and thanked the Housing Authority for waxing the floors at Esperanza. He said the kids are excited and motivated and talking about making improvements, like painting. He mentioned the bulletin boards at Esperanza still have asbestos notices from February 17, 2004. They probably need to be updated. He commented on the second hand smoke hazard near the center and would like signage to enforce the law. Mr. Pucci agreed to signage, possibly a universal sign. Mr. James discussed interior paint colors at the center. He announced a Black History hoop shoot event on Thursday, February 24th from 6:00-9:00pm and explained the events being planned. He invited the Commissioners to attend and support this event. This will be for youth in the West End to recruit youth and promote positive events.

5. COMMISSION COMMUNICATIONS

Commissioner Kurrasch commented on the well attended Town Hall meetings. He thanked Mike Pucci, Eileen Duffy, Tanya Bursey and Gabe Longoria of the Housing Authority. He is unhappy about the CDBG grants being eliminated by HUD.

Chair King asked for an update on concerns brought up at the Town Hall meetings. Mr. Pucci responded staff is working on some of the concerns. Chair King asked about files on the five year painting cycle. Mr. Pucci said there is both a tenant file and unit file that tracks maintenance work done over the years. There is also a master list. There are situations where tenants deny access to painting their units and it is delayed for years.

6. ADJOURNMENT

There being no further discussion, Chair King adjourned the meeting at 7:45 p.m.

Attest:

Garnetta King, Chair

Michael T. Pucci
Executive Director / Secretary